

**TOWN OF SOUTHEAST**  
**ZONING BOARD OF APPEALS**  
**Wednesday, February 19, 2020**  
**Town Hall, 1360 Route 22, Brewster, NY 10509**

**The Regular Meeting begins at 8 pm**

**If there is a Work Session scheduled, it begins at 7:30 pm**

**Work Session:**

**Regular Meeting:**

- 1. DC3 Holdings, LLC, aka Fast Lane Quick Lube and Car Wash, Inc.**  
**1559 Route 22, Tax Map ID 46.-1-6**

**THIS ITEM HAS BEEN CONTINUED TO MARCH 16, 2020 AT THE APPLICANT'S REQUEST.**

Continued Public Hearing to review an application for a Use Variance to add Motor Vehicle Service Station Use to a property in a Zone that does not permit this use. The property has an existing Special Permit for Quick Lube and Car Wash in the SR-22 Zone.

- 2. Joseph & Melissa Gileno**  
**33 Reynwood Drive, Tax Map ID 69.-1-1.2**

Public Hearing to review an application for two proposed accessory structures and an existing shed that requires the following variances: For the pool: 61.5 ft. north side yard setback where 38.5 ft. is proposed and 100 ft. is required; 10.8 ft. west rear yard setback where 89.2 ft. is proposed and 100 ft. is required. For the existing shed: 45.8 ft. west rear yard setback where 54.2 ft. exists and 100 ft. is required. For future pavilion: 69.1 ft. where 30.9 is proposed and 100 ft. is required; 35.2 ft. west rear yard setback where 64.8 is proposed and 100 ft. is required.

- 3. Matthew Huntington and Sarah Varachi**  
**7 Maple Lane, Tax Map ID 79.-1-40.-38**

Public Hearing to review an application for the proposed reconstruction of a single-family home that requires the following variances: 15 ft. east front yard setback where 35 ft. is proposed and 50 ft. is required; 10 ft. north side setback where 15 ft. is proposed and 25 ft. is required; 3.33 ft. south side yard setback where 21.67 ft. is proposed and 25 ft. is required; 33.33 ft. total side setback where 36.67 ft. is proposed and 70 ft. is required; and 8.5 west rear yard setback where 41.5 ft. is proposed and 50 ft. is required.

- 4. Approve Meeting Minutes from January 15, 2020**

DRAFT 2/13/20 Agenda Subject to Change